

## Website Directory

**ONE PATH TO YOUR PROPERTY RECORDS**  
[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: eReal Property System (house icon), enter your parcel number. Above the Parcel Data, the Other Resources window allows you to scroll to links for your area report, glossary of terms, characteristic corrections, tax bill, excise tax affidavits and parcel map.

**PROPERTY ACCOUNT/PARCEL NUMBERS**  
[www.metrokc.gov/onlineservices.htm](http://www.metrokc.gov/onlineservices.htm)  
Click: Assessor Property Characteristics Report  
Search by parcel number or address. For condominiums and raw land, call 206-296-7300

**REAL PROPERTY TAX BILLS AND PAYMENT RECORDS**  
[www.metrokc.gov/taxes.htm](http://www.metrokc.gov/taxes.htm)  
Click: Search for your property tax information  
For frequently asked questions: Click: Tax Info FAQ

**EXEMPTIONS AND DEFERRAL INFORMATION**  
[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: Exemptions  
Includes information on Senior, Home Improvement, Open Space and Timberland Exemptions.

**PROPERTY CHARACTERISTICS AND VALUE HISTORY**  
[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: eReal Property System (house icon)

**ASSESSOR'S VALUATION PROCESS**  
[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: Area Report Summaries  
Click: How to read and understand Residential Area Reports, then return to View a Report

**COMPARABLE SALES**  
[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: eSales Search System

**GENERAL ASSESSMENT INFORMATION**  
[www.metrokc.gov/assessor](http://www.metrokc.gov/assessor)  
Click: Common Questions

**APPEAL PETITIONS AND PROCEDURES**  
[www.metrokc.gov/appeals](http://www.metrokc.gov/appeals)  
Click: Real Property Petition Form to download forms  
Click: Appeals to the Board of Equalization for answers to frequently asked questions

**MAPPING A PARCEL**  
[www.metrokc.gov/gis/mapportal/index.htm](http://www.metrokc.gov/gis/mapportal/index.htm)  
Click: Parcel Viewer  
Search by Parcel Number, Street Address, Street Intersection

**DEEDS, LIENS, EASEMENTS, EXCISE TAX AFFIDAVITS**  
[www.metrokc.gov/recelec/records](http://www.metrokc.gov/recelec/records)  
Click: Records Search

**STATE BOARD OF TAX APPEALS  
APPEAL PETITIONS AND PROCEDURES**  
<http://bta.state.wa.us>

**WA STATE DEPARTMENT OF REVENUE**  
<http://dor.wa.gov>  
Includes Tax Structure Study.

## County Telephone Numbers

Tax Advisor Office	206-296-5202
Board of Equalization	206-296-3496
<b>ASSESSOR'S OFFICE</b>	
Public Information	206-296-7300
<b>Exemptions:</b>	
Senior Citizen & Disabled	206-296-3920
Home Improvement	206-205-0656
Farm/Forest/Open Space	206-296-3969
Destroyed Property	206-296-5154
<b>NATURAL RESOURCES</b>	
<b>Exemptions:</b>	
Public Benefit Rating System/ Timber/Open Space	206-205-5170
<b>RECORDER'S OFFICE</b>	
Deeds/Liens/Easements	
Excise Tax Affidavits	206-296-1570
<b>TREASURY</b>	
Automated Tax Information	206-296-0923
Property Tax Billing	206-296-3850
Property Tax Foreclosure	206-296-4184
Property Tax Refund	206-296-3413
TTY (for hearing impaired)	206-296-0100
<b>WASHINGTON STATE</b>	
State Board of Tax Appeals	360-753-5446
State Department of Revenue	360-570-5900
	800-647-7706

*If you are calling long distance, call the county's toll free number, 1-800-325-6165. Enter the last five digits of the agency number as the extension.*

Alternate formats available upon request.

King County Administration Building  
500 Fourth Avenue • Room 540 • Seattle, WA 98104  
206.296.5202 • 1.800.325.6165 ext. 6-5202  
206.296.3452 TTY • 206.205.0770 Fax  
[www.metrokc.gov/taxadvisor](http://www.metrokc.gov/taxadvisor)  
[taxadvisor@metrokc.gov](mailto:taxadvisor@metrokc.gov)



King County Office of  
Citizen Complaints

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Property Tax  
Advisor Office



King County

An independent agency of the  
Metropolitan King County Council

## What is the King County Property Tax Advisor Office?

The Property Tax Advisor Office provides King County taxpayers advice and assistance on property tax related matters including appeals. The Tax Advisor Office is a division of the King County Office of Citizen Complaints — Ombudsman. The Tax Advisor Office is independent of the Assessor's Office in accordance with state law (RCW 84.48.140).

## What assistance does the Tax Advisor Office provide?

Tax Advisor staff is familiar with state and county property tax laws, appraisal and assessment practices, tax calculation and billing procedures, and local and state appeal processes.

We assist the public by:

- Answering questions on value notices, appeals, exemptions, taxes and levy rates;
- Researching property sales for taxpayers evaluating their assessments;
- Guiding taxpayers doing independent research;
- Working with the King County Department of Assessments, King County Treasury, King County Board of Equalization, Washington State Board of Tax Appeals, and the Washington State Department of Revenue to resolve taxpayer concerns.

## What can't the Tax Advisor Office do?

We cannot reduce your assessed value, lower your tax bill, or change your property characteristics. However, we can advise you on the procedures to accomplish a change; what information is relevant and where to find it; who to talk to and how to most effectively present your case.

## How do I contact the Tax Advisor Office?

Call, write, email, fax, or visit our office. We are available by appointment, or on a first come/first served basis. Our office hours are Monday-Friday, 8:30 a.m. - 4:30 p.m.

Property Tax Advisor Office  
King County Administration Building  
500 Fourth Avenue, Room 540  
Seattle, WA 98104

Telephone: 206.296.5202  
Toll-free: 1.800.325.6165 ext. 6-5202  
TTY: 206.296.3452  
E-mail: [taxadvisor@metrokc.gov](mailto:taxadvisor@metrokc.gov)

Staff from the Tax Advisor Office are available to meet with community groups.

## How To Appeal Your Value Notice

### READ BOTH SIDES OF YOUR NOTICE.

As a King County property owner, you receive an Official Property Value Notice annually. The notice shows your new assessed value which is set by the Assessor as the basis for property taxes due the next year. The notice shows who to call with questions, options for tax relief, how to start an appeal, and most importantly, your appeal deadline. In most cases, the deadline is sixty (60) days from the mail date on the notice.

### YOUR NOTICE SHOULD REFLECT MARKET VALUE.

State law requires the Assessor to appraise properties at 100% of market value (RCW 84.40.030). The Assessor determines values after analyzing the prior two years of property sales. The Assessor's Area Report lists all the sales the Assessor used to assign value in your area.

### FILE AN APPEAL IF COMPARABLE PROPERTIES SOLD FOR LESS.

Comparable sales are properties of a similar quality, living area, age and if applicable, view or waterfront. List comparable sales that support your request for a value reduction on the petition worksheet. Note any errors in the description of your property. Provide other documentation such as pictures, repair bids or geology reports if there are structural or site problems that would reduce market value.

Don't miss your deadline. Call our office if you have questions.

## Did You Know?

**YOU CAN GET KING COUNTY INFORMATION 24 HOURS A DAY.**

You can request a tax bill, review your payment history, check your property characteristics, look at property sales, email the assessor, and print appeal forms on the internet.

**YOU DON'T NEED A TAX BILL TO PAY YOUR TAXES.**

Call or go online to get the exact amount due. Write your parcel account number on the check and postmark it by the due dates, April 30 and October 31. You must pay the exact amount by the due dates to avoid penalties and interest even if you don't get a bill.

**YOU CAN'T APPEAL YOUR TAX BILL, BUT YOU CAN APPEAL YOUR ASSESSED VALUE.**

Generally, this must be done within 60 days of the mail date on the Official Property Value Notice.

**THERE IS NO PROPERTY LIEN WHEN SENIORS OR DISABLED PERSONS RECEIVE A PROPERTY TAX EXEMPTION.**

If you are over 61 or disabled, with income under \$30,000 (\$35,000 for the 2005 Tax Year) a year, don't hesitate to apply.

**YOU CAN REDUCE YOUR TAXES WHEN YOU REMODEL YOUR HOME.**

You must apply prior to the completion of the work. The exemption will reduce the taxable value of the improvement for three years.